For Mysore Govt

Filed

Std. Sectt. 78 a.

G.R., G. D., No. 2408, dated 22-6-22.]

Correspondence

DOCKET SHEET

Subject :— L.I.H.S. — Grant of loan under the — Appn. of the Janata Shikshana Samiti, Dharwar —

File No. LGS 1556/42057

R.H. & B.C. DEPT.

A BRANCH.

References :— 42057, 44659, 44660 45760, 46634.

Date.	To whom sent.	Notes and instructions.
10.8.56	Suptd	
10.8.56	G.Dc.	Pl. keep in abt. till 1.9.56
23.8.56	A.S.II /d.s.	
24.8.56	G.Dc.	Pl. issue ltr. to E.D. & expedite on 15.9.56
28/8	ve	Pl see above ltr. to R.H. & B.C.D. with F.P.
3.9.56	A.S.II	
11/9/56.		File
18-10-56.		For Govt. of Mysore Pl.

R.H.&B.C.D.
'A' Br.

The Collector of Dharwar has forwarded two loan applications of the Janata Shikshana Samiti, Dharwar, for construction of quarters for the members of staff. The Samiti is running Science and Banashankari Arts College at Dharwar which is affiliated to the Karnatak University. The following construction works are proposed to be undertaken by the Samiti at the cost indicated against them:

6 Bungalows for Professors @ Rs. 10,139/- each

12 Cottages for Class IV Servants @ Rs. 3,052/- each.

The buildings are proposed to be constructed on the lands owned by the Samiti which appear to have been taken on occupancy price of Rs.2386/- in 1948. The land has been used for locating the college and these tenements are also proposed to be constructed thereon. The cost of land may not therefore be taken into account for determining the cost of tenements for the purpose of working out loan amount admissible to the Samiti for construction of Cottages and bungalows.

The financial condition of the Samiti as it appears from the balance sheet forwarded, is quite satisfactory. The Director of Education has reported that a loan of Rs. 45000/- has been sanctioned to the Samiti by Government last year. The loan has been advanced for completion of College building and library hall. As the loan asked for now is for construction of quarters for staff, the Director of Education has not

.....2

offerred any remarks on the merits of the present loan application. As under sub rule 3(b) of rule 17A, remarks of the Director of Education are required to be obtained and that officer has not gone into merits of the request now made, it is for orders, if his remarks in this respect may be obtained now, although the financial position of the Samiti as stated above appears to be satisfactory.

We may ask him to give us a note of his remarks in this case

Financial assistance under the L.I.G.H.S. is admissible for construction of houses within the limits of existing Municipalities. It appears from item 9 of the questionare that the land on which houses are proposed to be constructed bear S.No.1A/2 of Lakamanhalli Village. But as the Samiti vide item 8 of the questionare has indicated that approval of the Municipality to the construction of houses as per plans filed is being obtained, it is presumed that the village in question or at least the area in which the houses are proposed to be constructed fall within the limits of Dharwar Municipality. The loan may be sanctioned to the Samiti by the Collector after satisfying himself that the houses are being constructed within limits of Dharwar Municipality and that the Municipality has approved lay out and plans of the proposed hous without any material changes.

The Samiti has applied for a loan of Rs.60,00 for construction of 6 bungalows i.e. at Rs.10,000/- for each bunglow and Rs.33,600/- for construction of 12 cottages. i.e. Rs.2800/- for each cottage. The total loan applied for is thus Rs.93,600/-. As the rules originally provided for grant of a maximum loan of Rs.2800/- per tenement in respect of the houses to be constructed by institutions, the Collector of Dharwar has recoommended grant of loan as under:

6 Bunglows at Rs. 2800/- .....
each Rs.16,800/-

12 Cottages at Rs.2800
each .....Rs. 33,600

TOTAL Rs. 50,400

In this respect it may be stated that the loan limit has been raised by us to Rs.8,000/- per tenement vide G.R., R.H.&.B.C.D., No. LGS1256/20026-A, dated 11-8-56. The cost of construction of bungalows has been estimated by the Ex. Eng. Dharwar Div. at Rs.9,000/- each as against Rs.10,139/- estimated by the Samiti. The cost of cottages as estimated by the Ex. Eng. Dharwar Div. is not indicated on the papers forwarded by the Collector . It, however, appears that the Ex.Eng. has certified that requirements of rule 12 have been complied with. It may, therefore, be presumed that the estimates forwarded by the Samiti have been found to be in order. On the basis of the cost of construction of bungalows and cottages at Rs.9,000/- and Rs.3,052/- each respectively, the loan admissible in this case would work out to as shown below:

6 bunglows at
70% of the cost (Rs.9000/-)
i.e. at Rs.6300/- each Rs.37,800/-

12 cottages at 70% the cost
(Rs.3 050/-) i.e. at Rs.2135/- each ....
.....Rs.25,620/-

TOTAL Rs.63,420/-

If approved, subject to the orders on the point raised in para 2 above and presumptions made in paras 3 and 4 above, grant of loans totaling ~~authorised~~ to Rs.63,420/- may be authorised for the

.....4

Janata Shikshan Samiti, Dharwar and the Collector of Dharwar asked to issue orders sanctioning the loans.

28/8/56

CSN.23.8.56.. We may sanction a loan to Rs. 63,420 in this case. E.D. ~~A.S.II~~ may see this for remarks if any.

25/8/56 1/8

J.S.

24/8

EDUCATION DEPARTMENT
File No. RH&CD LSG 1578
25 AUG 1956
Serial No. 54341

Case of Dharwar Dt. (2 bunch 42057) 3

U.O.No. to the E.D. dt. 24.8.56

E.D.

Seen and returned to the R. H. & B. C. Deptt.

27/8/56

28/8

28/8

U.O. No. to R.H.B.C.D. dt. 3/9

R.H. & B.C. Deptt./A. Br.

REHABILITATION, HOUSING AND BACKWARD CLASSES DEPARTMENT.
File No. LSG 1578
S. No. 46634
Date 31 AUG 1956

The E.D. having seen the papers, draft letter put up, if approved, may issue.

3/9/56

4/9/56

A.S.II

Expedite on 15.9.56

'Phone: 68

JANATA SHIKSHANA SAMITI

DHARWAR

GOVERNING BODY

Chairman :
R. S. Hukerikar

Vice-Chairman :
C. S. Desai

Secretary :
N. R. Kulkarni

Ref. No 413/56

Date 2-8-1956.

REHABILITATION, HOUSING AND BACKWARD CLASSES DEPARTMENT.
File No. LCS 1536
S. No. 42057
Date 6 AUG 1956

8m9(P)

To

The Collector,
Dharwar.

Sir,

I am sending herewith two fresh applications for loan for the construction of residential quarters for (1) the members of staff and (2) Class IV servants of this college as per rules for the grant of loans to individuals and Institutions under the Low income Group Housing Scheme.

Applications for the above purpose were already submitted to you last year and I was under the impression that they were sanctioned by you. As the amount in respect of these applications has not been paid to me up till now I am submitting fresh applications. As necessary enclosures were already supplied to you under my No. 2625/56 dated 8-3-1956 and No. 3017/56 dated 9-5-1956, no fresh enclosures are sent herewith. The Blue Prints and estimates were also duly approved by the Executive Engineer. Both the applications were quite ripe for sanction.

I would like to bring to it to your notice that in anticipation of Government sanction to the above loans, this Institution has made all preparatory arrangements for the construction of these buildings and has also incurred considerable expenses for the same. The work is now being held up for want of necessary funds. If the amount of the loan is sanctioned immediately the above preparation will be made use of and the construction will become easy.

I would, therefore, request you kindly to move Government to sanction the loans at a very early date.

In order to hasten matters and to facilitate further action I am submitting a copy of the letters along with copies of applications to Government.

Yours faithfully,

Sd/- Secretary.

Copy F.W.C. to the Secretary, Government of Bombay, Rehabilitation, Housing and Backward Classes Department, Sachivalaya, Bombay with a request that the loan asked for may kindly be sanctioned at a very early date.

Secretary.

"FORM No. 1A

[*See* rule 17A (2)]

APPLICATION FOR LOAN BY AN INSTITUTION.

To

THE COLLECTOR OF

Sir,

We hereby apply for a loan of Rs. 60,000/(Rupees Sixty thousand only) under the rules for the Grant of Loans to individuals and Institutions under the Low-Income Group Housing Scheme, 1955, and furnish the necessary particulars in this connection in the accompanying Questionnaires.

Yours faithfully,

Signature of Applicant.....Secretary,
Janata Shikshana Samiti, Dharwar

Station Dharwar.

Dated 2-8-1956.

QUESTIONNAIRE

1. Name and full address of the institution.	The Janata Shikshana Samiti Dharwar.
2. Brief description of the aims and objects of the institution (copies of bye-laws, rules and regulations, memorandum or articles of association, etc., to be enclosed.)	To run Educational Institutions. (Memorandum enclosed)
3. Whether the institution is recognised by the Government or by the appropriate municipal, public health or educational authority.	Has been recognised by the Government The colleges run by the Institution have been affiliated to the Karnatak University.
4. Whether the institution is set up under a charitable trust or is otherwise wholly or substantially financed from public or private charities.	Financed by public and private Charities.
5. Names and designations of the members of the managing body of the institution.	List enclosed.
6. Brief description of the present financial position of the institution (including particulars and value of immovable and movable property held by it and particulars of all existing prior charges on its funds) (copy of latest balance sheet to be enclosed).	Copy of balance Sheet of the Samiti for the year ending 31st March 1955 is enclosed.

L-B 4212 H

[PRICE 1 ANNA]

7. Number, description, location and total estimated cost of tenements proposed to be constructed by the institution under the Low-Income Group Housing Scheme for those of its employees whose annual income does not exceed Rs. 6,000 each (Duplicate copies of site plan, layout plans, building plan, detailed specifications and detailed estimates to be enclosed.).

Six residential quarters as per plan enclosed are to be constructed on the college premises. The total cost for each building is estimated to be Rs. 10,000/-. Detailed estimates and detailed specifications are being supplied as early as possible.

8. Whether the layout and building plans have been duly approved by the Town Planning and Valuation Department or the local Municipal Authority and conform to the building bye-laws and regulations in force in the area in which the tenements are proposed to be constructed.

Approval of the Municipal authorities is being obtained.

9. Particulars of the land on which the tenements are proposed to be constructed :—

(a) Description of the land ;

(a) Survey No. 1A/2 of Lakkamanhalli Village.

(b) Boundaries ;

(b) East: F.Y.A. and I.A. Halls of the J.S.S. Science and Banashankari Arts and rest as mentioned in previous application)

(c) Area ; (about one acre)

(d) Purchase price/rent (in case of lease);

(d) The area is owned by the college.

(e) Extent of development, if any ;

Nil

(f) Description and value of assets if any, created in or upon the land ;

Nil

(g) Nature of title of the institution to the land (True copy of conveyance/lease deed to be enclosed);

Copy of Kabulayat is enclosed.

(h) Whether the land is free from all encumbrances ; if not, the nature of any prior charges created thereon.

The land is free from mortgage.

10. Whether the proposed housing project conforms to the following densities :—

(i) Single-storeyed developments : 20 to 25 houses per net acre

(ii) Double-storeyed development : 30 to 35 houses per net acre

(iii) Three-storeyed development : 40 to 45 houses per net acre

(iv) Four or more storeyed development : 50 to 60 houses per net acre ;

If not, what are the deviation the reasons therefor.

About XX buildings are being constructed in one acre. The deviation is due to the fact that the colony (which is meant for the Professors of college) should be as healthy as possible.

11. Total amount required as a loan nd the basis on which it is arrived at.	Rs. 60,000/- at the rate of Rs.10000/- per each of the buildings.
12. Whether the loan is proposed to be repaid within a period of 10, 20 or 30 years.	proposed to be repaid The loan is ~~[illegible]~~ within 30 years.
13. Whether the institution is prepared to give any additional security to Government in consideration of the loan in addition to the mortgage of the land and the tenements proposed to be constructed thereon, for which the loan is required. If so, the nature and value of such security.	The land and tenements will be mortgaged to Government. No additional security is required.
14. Whether the institution has previously been granted or paid a loan or received financial assistance in any other form under the Low-Income Group Housing Scheme or any other Scheme of financial assistance administered by or under the control of the Government for the purpose of construction of all or any of the tenements for which a loan is now required.	No.
15. Whether the institution undertakes to complete the development of the site, including the provision of the water supply, street lighting, drainage, sewage and laying of roads, before the last instalment of the loan is paid to it.	No.
16. Brief indication of the terms and conditions on which the institution proposes to allot the tenements constructed with the help of the loan to its eligible employees, including the rents proposed to be charged for these tenements."	These tenements will be rented to teachers on the basis of 10% of the basic salary or less if deemed desirable

Secretary,
Janata Shikshana Samiti,
Dharwar.

J.S.S. SCIENCE & BANASHANKARI ARTS COLLEGE. DHARWAR. 7/c

Names and designations of the members of the Managing Body of the Samiti.

--@@@@----

1.	Sri. Hon'ble Sri. R.S. Hukerikar,	Chairman
2.	" C.S. Desai,	Vice chairman
3.	" B.R. Patwardhan,	Treasurer.
4.	Prin. N.R. Kulkarni	Secretary.
5.	Sri. R.J. Deshpande	Member.
6.	" R.M. Patil,	"
7.	" M,H. Karikatti,	"
8.	Prof. S.G. Hulyalkar,	"
9.	Prin. R.Y.Dharwadkar.	"

7. Number, description, location and total estimated cost of tenements proposed to be constructed by the institution under the Low-Income Group Housing Scheme for those of its employees whose annual income does not exceed Rs. 6,000 each (Duplicate copies of site plan, lay-out plans, building plan, detailed specifications and detailed estimates to be enclosed.).

Twelve residential quarters as per plan enclosed are to be constructed on the college premises. The total cost for each building is estimated to be Rs. 2,800/-. Detailed estimates and detailed specifications are being supplied as early as possible.

8. Whether the layout and building plans have been duly approved by the Town Planning and Valuation Department or the local Municipal Authority and conform to the building bye-laws and regulations in force in the area in which the tenements are proposed to be constructed.

Approval of the Municipal authorities is being obtained.

9. Particulars of the land on which the tenements are proposed to be constructed :—

(*a*) Description of the land ;

(*b*) Boundaries ;

(*c*) Area ;

(*d*) Purchase price/rent (in case of lease);

(*e*) Extent of development, if any ;

(*f*) Description and value of assets, if any, created in or upon the land ;

(*g*) Nature of title of the institution to the land (True copy of conveyance/lease deed to be enclosed);

(*h*) Whether the land is free from all encumbrances ; if not, the nature of any prior charges created thereon.

(a) Survey No. 1A/2 of Lakkamanhalli village.

(b) As mentioned in the previous application.

(c) About one acre.

(d) The area is owned by the college.

Nil

Copy of Kabulayat is enclosed.

Nil

The land is free from Mortgage.

10. Whether the proposed housing project conforms to the following densities :—

(*i*) Single-storeyed developments : 20 to 25 houses per net acre ;

(*ii*) Double-storeyed development : 30 to 35 houses per net acre ;

(*iii*) Three-storeyed development : 40 to 45 houses per net acre ;

(*iv*) Four or more storeyed development : 50 to 60 houses per net acre ;

If not, what are the deviation the reasons therefor.

About 12 buildings are being constructed in one acre. The deviation is due to the fact that the colony (which is meant for the Professors of colleges) should be as healthy as possible.

"FORM No. 1A.

[*See* rule 17A (2)]

APPLICATION FOR LOAN BY AN INSTITUTION.

To

THE COLLECTOR OF ,

Sir,

We hereby apply for a loan of Rs. 33,600/4 (Rupees Thirty three thousand Six hundred only) under the rules for the Grant of Loans to individuals and Institutions under the Low-Income Group Housing Scheme, 1955, and furnish the necessary particulars in this connection in the accompanying Questionnaires.

Yours faithfully,

Signature of Applicant Secretary
Janata Shikshana Samiti,
Dharwar.

Station Dharwar:

Dated 2-8-1956.

QUESTIONNAIRE

1. Name and full address of the institution.	The Janata Shikshana Samiti. Dharwar
2. Brief description of the aims and objects of the institution (copies of bye-laws, rules and regulations, memorandum or articles of association, etc., to be enclosed.)	To run the Educational Institutions (Memorandum enclosed)
3. Whether the institution is recognised by the Government or by the appropriate municipal, public health or educational authority.	Has been recognised by the Governmen The colleges run by the Institution have been affiliated to the Karnatak University.
4. Whether the institution is set up under a charitable trust or is otherwise wholly or substantially financed from public or private charities.	Financed by Public and Private Charities.
5. Names and designations of the members of the managing body of the institution.	List enclosed.
6. Brief description of the present financial position of the institution (including particulars and value of immovable and movable property held by it and particulars of all existing prior charges on its funds) (copy of latest balance sheet to be enclosed).	Copy of balance sheet of the Samiti for the year ending 31st March 1956 is enclosed.

L-B 4212 H

[PRICE 1 ANNA]

11. Total amount required as a loan and the basis on which it is arrived at.

33,600/-
Rs. 2,800/- at the rate of Rs.2,800/- per each of the 12 buildings.

12. Whether the loan is proposed to be repaid within a period of 10, 20 or 30 years.

The loan is proposed to be repaid within 30 years.

13. Whether the institution is prepared to give any additional security to Government in consideration of the loan in addition to the mortgage of the land and the tenements proposed to be constructed thereon, for which the loan is required. If so, the nature and value of such security.

The land and tenements will be mortgaged to Government. No additional security is required.

14. Whether the institution has previously been granted or paid a loan or received financial assistance in any other form under the Low-Income Group Housing Scheme or any other Scheme of financial assistance administered by or under the control of the Government for the purpose of construction of all or any of the tenements for which a loan is now required.

15. Whether the institution undertakes to complete the development of the site, including the provision of the water supply, street lighting, drainage, sewage and laying of roads, before the last instalment of the loan is paid to it.

Yes.

16. Brief indication of the terms and conditions on which the institution proposes to allot the tenements constructed with the help of the loan to its eligible employees, including the rents proposed to be charged for these tenements."

These tenements will be rented to Class IV servants on the basis of 10% of the basic salary or less if deemed desirable.

Secretary,
Vanata Shikshana Samiti,
Dharwar.

J.S.S.SCIENCE & BANASHANKARI ARTS COLLEGE, DHARWAR.

Names and designations of the members of the Managing Body of the Samiti.

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1.	Hon'ble Sri. R.S. Hukerikar,	Chairman.
2.	Sri. C.S. Desai,	Vice Chairman.
3.	" B.R. Patwardhan,	Treasurer.
4.	Prin. N.R. Kulkarni,	Secretary,
5.	Sri. R.J. Deshpande,	Member
6.	" R.M. Patil,	"
7.	Prof. S.G. Hulyalkar,	"
8.	Sri. M.H. Karikatti,	"
9.	Prin. R.Y.Dharwadkar.	"

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Subject:- Low Income Group Housing Scheme
Grant of Loan to Janata Sikshan Samiti, Dharwar.

***

No.L GL SR. 297
Dharwar, 14-8-1956.

Letter.

Sent under
Regd. parcel post.
TAD.

To

The Secretary to the Government of Bombay,
Rehabilitation, Housing and Back Ward Class
Department, Bombay.

REHABILITATION, HOUSING AND
BACKWARD CLASSES DEPARTMENT.
LGS 1556
4659
20 AUG 1956

The Janata Sikshana Samiti, Dharwar, has submitted an application to the Collector, Dharwar, in the prescribed form No.1A for grant of a loan of Rs.33600/- for the construction of residential quarters to the members of the staff of class IV servants. The Samiti intends to construc. 12 tenements and the loan that can be sanctioned to the institution at the maximum limit of Rs.2800Ø- per tenement works out to Rs.33600/-. The plans and estimates have been ~~sanctioned~~ scrutinised by the Executive Engineer and the requirements pointed out by him have been duly complied with.

for written opinion
E
TO be put up
and once

The Director of Education was previously referred to in a similar matter of granting loan to the same institution under this office No.CDB.3 of 8-3-56 and his opinion ~~rendered~~ recorded in that case equally holds good in the present case also.(extract enclosed for ready reference). There seems no necessity of referring the case to Director of Education again.

The papers of the case in one file pages (1 to 32) are submitted herewith. Early order may please be passed.

o.e signed by Collector

Collector of Dharwar.

Early sanction of the loan is solicited.

(papers from pages 1680 accompany)

Collector of Dharwar.

Phone 68

Janata Shikshana Samiti's

Science & Banashankari Arts College,

DHARWAR

(Governing Body)

Ref. No. 653/56-57 Date 20-8-1956.

To

The Collector,
Dharwar.

Sir,

In continuation of my application for loan for Residential quarters of members of staff of this college, I have the honour to state as under:-

I now learn that the Government has been kind enough to grant Rs. 8,000/- per tenement for Institutions also, instead of Rs. 2,800/- as previously. In that case, I should be able to get a loan of Rs. 48,000/- instead of Rs. 16,800/- only.

I shall therefore be obliged if you kindly recommend application from this office to the maximum loan at Rs. 8,000/- per tenement instead of the previous Rs. 2,800/- per tenement.

Thanking you,

Yours faithfully,

Secretary.

20-8-56

Letter

Ja.

Na/5191

To

The Coll. of Dharwar

No. LGS 1556/46634-A Sachivalaya, 10 SEP 1956. Sept. 56

Subject:- Rs at p- ambe

Ref. your letters no. LGL SR 27 dt. 14th & 22nd August 1956 on the above subject.

2. Since financial assistance for construction of houses under the L.I.P.H.S. is limited to 70% of the cost of houses or Rs. 9000/- per house, whichever is less, loans totaling to Rs. 63,420/- as shown below are admissible to the Janata Shikshana Samiti, Dharwar, in respect of the construction works proposed to be undertaken by it

Construction work	Loan admissible
i) 6 bungalows at Rs. 6300/- each (70% of cost ie. Rs. 9000/-)	Rs. 37,800
ii) 12 Cottages at Rs. 2185/- each (70% of cost ie. Rs. 3050/-)	Rs. 25,620
Total	Rs. 63,420

3. The loans ~~above loans~~ may be sanctioned to the Samiti subject to the compliance of the following remarks

(i) the construction works are being undertaken within the local limits of the Dharwar Municipality;

(ii) the layout and plans of construction have been approved by the Dharwar Municipality without any material changes;

(iii) the cost of construction of Cottages estimated by the Samiti at Rs. 3050/- has been certified by the Ex. Eng., Dharwar Div. The loan amount should be reduced, if necessary, on the basis of cost certified by the Ex. Eng., Dharwar Div.

4. The Loan papers are returned herewith.

5. Steps to place necessary amount at your disposal are being taken already

ISSUED
10 SEP 1956

O.C.
A.S. to the Ex. E.,
R.H. & B.C. Deptt.

3/9/56

11/9

6582

This was personally
brought by the P.A to
Shri Hukumikar Sir

Please see
required

4/5

4/5 P.T.O

Subject: Low Income Group Housing Scheme

Request of Janata Shikshana Samiti

College, Dharwar for the -------

D.O. No. LGSSR. 27

Office of the Collector,

Dharwar, 27th August, 1956.

Dear Sir,

Your D.O. letter dated 23-8-1956.

The two applications of the Janata Shikshana Samiti College have been submitted to Government under my No LGSSR. 27 dt 14-8-56 and the paers s have been actualy despatched on 15-8-1956. The request of the College for a loan at Rs 8000/- per tenement according to the new amendment has also been recommended to Government under my even No. dated 22-8-1956. and the papers have been actually despetched on 23-8-1956.

Yours Sincerely,

D.D.Sathe,